

Casey Rauch, P.E. Vice President Rauch Inc. 106 N. Harrison St. Easton, MD 21601

March 9, 2023

Sea Level Rise Commission Town of St. Michaels 300 Mill Street St. Michaels, MD 21663

Dear Sea Level Rise Commission,

Rauch Inc. has determined that increasing Mill Street to elevation 5' (NAVD88), which is approximately a max increase of 3 feet at its highest, is feasible. The concept plan for raising Mill Street to elevation 5'(3-8-2023) has an estimated hard cost of \$681,505, which is \$42,743 less than the elevation 6' scenario of \$724,248. An itemized estimate of hard costs is provided at the end of this letter as Appendix A. Please note that cost estimates are not final and will change and update to reflect the final engineered designs, as well as the current cost of materials.

A 5-foot-wide brick sidewalk is feasible on the north side of Mill Street. Prior Hydrologic and Hydraulic (H&H) modeling has determined that the existing road culvert should *not* be replaced with a new tidal flap gate and tidal vault box but rather maintain and enhance the open culvert system. The rationale for an open culvert system is that prior H&H modeling has revealed there would be adverse flooding impacts to the adjacent properties, especially the Maritime Museum property. Additionally, there is not enough space for a potential bioretention expansion in the existing drainage ditch to accommodate the stormwater flooding that would occur.

Review of 4 Mill Street Study Areas

Study Area 1 - Existing Museum Building Infrastructure Tie-in:

Study area 1 encompasses the existing museum buildings along the north side of Mill St and present challenges, such as: 1) how to handle drainage around the existing shed near the gravel access road; 2) how to maintain Museum garage access with the road raised to elevation 5' while also constructing a new brick sidewalk in front of the garage, and; 3) how to incorporate the existing concrete sidewalk transitioning into a ramp and loading dock on the large maritime museum building to the northwest and its foundation landscaping area.

#1: In previous conversations with Maritime Museum representatives, Rauch understands that the Maritime Museum may consider demolishing and removing the existing shed on the southeast corner of the museum's garage, next to the gravel access road. In the current concept plan, the existing shed



footprint is drawn for context, but the plan anticipates and proposes that this shed is to be removed. By removing the shed, an access ramp is constructed to maintain access between Mill Street and the museum's gravel access road. A retaining wall on the northern edge of the ramp is proposed to support not only the access ramp but also extended to support Mill Street and the proposed sidewalk. A 4" PVC pipe underneath the access ramp is installed to intercept any drainage on the backside of the ramp.

#2: To connect and maintain access from the existing museum garage to the proposed road and sidewalk, Rauch proposes a 4-foot-high retaining wall along the northern outside edge to support both the raised road and the brick sidewalk. The retaining wall has been priced to be erected with concrete blocks, have a poured concrete footer, with a brick façade on all wall faces, and an additional 2-foot-high metal hand railing on top of the retaining wall for pedestrian safety along the brick sidewalk section. This concept mitigates on-site drainage hazards by re-grading and re-paving the area in front of the garage to create positive drainage away from the garage and flow to a valley gutter along the base of the retaining wall, releasing at the toe of the access ramp and the 4" PVC pipe under the ramp towards the drainage ditch.

#3: The larger existing museum building to the northwest that abuts the main entrance, has an existing concrete sidewalk transitioning into a ramp and loading dock. Tying this corner into the proposed road is possible but would require removing the foundation landscaping in the front and increasing the grade on the outside of the building for positive drainage. Fortunately, the building has enough height remaining in the concrete foundation wall that soil could be raised and placed along it. The current concept plan reflects this scenario. The plan also proposes a curb inlet at the corner of this entrance where the sidewalk turns into the concrete ramp. This curb inlet would intercept drainage coming down Mill Street and discharge to a proposed culvert pipe. Immediately after this proposed curb inlet, the new road would transition from a crowned road to a -1% pitched road, where sheet flow would move from the north side of Mill Street towards the south side of Mill Street towards the tidal gut.

Study Area 2 - Residential Driveway Tie-in:

Raising Mill St to elevation 5' would require extending access ramps to the adjacent residents' driveways on the south side of Mill St. The current concept plan proposes new access ramps for the adjacent driveways along Mill Street. Culvert pipes are proposed underneath these driveways that would maintain drainage towards the tidal gut. The proposed road's side slope embankments were designed at a 4:1 slope on the south of Mill St.

Property corners will need to be identified to confirm the actual Right-of-Way limits. The residents and the Town will lose the bordering trees within the embankment's footprint and the existing utility infrastructure will need to be raised as well and service maintained.

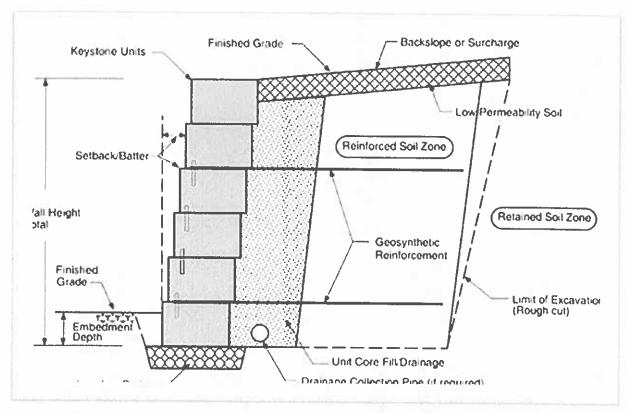
Study Area 3 - Road Embankment & Retaining Wall Connection to Bulkhead:

In previous concept plans and analyses, Rauch determined that the bottom of the embankment graded at a minimum 3:1 slope from the top of the road at elevation 6', would surpass the existing bulkhead footprint. This is still the case with Mill St at elevation 5'. Therefore, a retaining wall or another alternative is still needed on the south side of Mill St. After further investigation with geotechnical and marine consultants, Rauch recommends modifying the existing bulkhead to incorporate a low retaining wall on the backside of the existing bulkhead. This proposal anticipates needing a cofferdam and pumps to dry out the area in front of the bulkhead to replace the existing culvert. The proposed work also anticipates removing the



wooden cap covering the top of the bulkhead's corrugated metal sheeting, pouring a concrete footer on top of the metal sheeting, and building a low 18-24" segmental retaining wall. The existing bulkhead pilings and reinforced soldier pilings are in good condition and would remain in place. See example pictures of a segmental retaining wall and a section view below.





Study Area 4 - Existing Brick Sidewalk Tie-in

Study area 4 presents an opportunity to tie into the existing infrastructure of Mill Street, namely the existing brick sidewalk landing welcoming visitors to the Maritime Museum from the museum's main parking lot. This section of Mill Street is already higher in elevation than most of Mill Street and serves as a transition section joining the proposed road raised to elevation 5' to the remaining planned section of Mill St.

This transition section has been left intact to allow for easier abridgement to future phases of road reconstruction with the rest of Mill and Burn Streets, which would help mitigate additional costs and disturbance. The current elevation 5' concept plan shows this transition area possibility.

Potential Obstacles Identified

Raising Mill Street to Elevation 5' will bring the road closer to the existing overhead electric lines. A height restriction may need to be maintained between the road and the electric lines. This may necessitate raising the electric wires and/or poles altogether to maintain that separation in vertical height clearance, and hence, creating additional costs, permitting time, and collaboration with utility companies. This will have to be addressed in the next phase of design.



The existing concrete driveway of the museum's garage entrance has several cracks and dirt concentrating around a very slight elongated depression. This is an indication that either drainage is ponding and not escaping the area quick enough, or a potential underground utility failure is present. A new survey and collaboration with utilities will need to investigate and inspect this area much more in-depth before beginning a formal design.

In summary, Rauch is confident that raising Mill Street to elevation 5', from approximately the beginning of the Maritime Museum's property on the west to approximately the beginning of the existing brick section at the Maritime Museum's parking lot, is feasible. Challenges have been identified and addressed with corresponding solutions.

The next step Rauch recommends to the Sea Level Rise Commission is to commission a set of design construction plans suitable for bid. Estimated design cost for this plan set are provided for your consideration:

1) Geotechnical Investigation: \$10,000

2) Design Development: Engineered Designs, Construction Drawings, & Permitting: \$20 - 40,000

Please feel free to reach out to me with further questions.

Sincerely,

Casey Rauch, P.E.

Appendix A: Hard Cost Estimate for Mill Street raised to Elevation 5'

ПЕМ	QUANITY	UNIT OF MEASURE MENT	UNIT PRICE		TOTAL COST	
GENERAL CONDITIONS			800	STATE OF THE PARTY	2003	Harris and American
MOBILIZATION / DE-MOBILIZATION	1	LS	\$	30,000.00	\$	30,000.00
STAKEOUT AND AS-BUILTS	1	LS	\$	7,500.00	\$	7,500.00
SCE (NOT SHOWN FOR CLARITY)	2	LS	\$	2,500.00	\$	5,000.00
SILT FENCE (NOT SHOWN FOR CLARITY)	718	LF.	\$	4.00	\$	2,872.00
COFFER BALLSON BULLINGS OF THE STATE OF THE		LS				
COFFER DAM FOR BULKHEAD WORK (NOT SHOWN FOR CLARITY)	1		\$	40,000.00	\$	40,000.00
TRAFFIC CONTROL	1	LS	\$	2,500.00	\$	2,500.00
DEWATERING 2" SUMPS (NOT SHOWN FOR CLARITY)	1	LS	\$	7,500.00	\$	7,500.00
YARD INLET PROTECTION (NOT SHOWN FOR CLARITY)	1	EA.	\$	1,200.00	\$	1,200.00
ASPHALT MILL (SY PER INCHE X 3 INCHES OF MILLING) - 9,291 SF (ROAD) + 1,545 SF (MUSEUM DRIVEWAYS)	1,204	SY	\$	3.00	\$	10,836.00
DEMOLITION	A		-		\$	107,408.00
REMOVE CONCRETE CURB AND GUTTER	274	PORTUGE STORY	4	and the same	20000	
REMOVE WOODEN PICKET FENCE	274	LF	\$	10.00	\$	2,740.00
REMOVE LARGE TREES	114	LF	\$	20.00	\$	2,280.00
	7	EA.	\$	2,500.00	\$	17,500.00
REMOVE SMALL TREES	4	EA.	\$	500.00	\$	2,000.00
PROPOSED ROAD MATERIAL INSTALLATION (13,218 SF OR		OF A MENANT	1 100	The state of the s	S	24,520.00
1,469 SY)	WELL TYPISH I	The state of		William P.	force?	all Parksyl
CUT	150	CU-YD	\$	10.00	\$	1,500.00
IMPORTED FILL FOR EMBANKMENT AND FINE GRADING (229 CY NEEDED - 73 OF CUT TO FILL REMAINING = 156 TO BE IMPORTED)	156	CU-YO	\$	55.00	\$	8,580.00
IMPORTED FILL UNDER DEEPEST PROPOSED ROAD SECTION (77 NEEDED, 150 CUT AVAILABLE TO FILL: 150 - 77 = 73 CY)	o	CU-YD	\$	55.00	\$	-
NORTH SIDE RETAINING WALL WITH BRICK FAÇADE	738	SF OF FACE	\$	65.00	\$	47,970.00
SOUTH SIDE BULKHEAD RETAINING WALL	170	SF OF FACE	\$	45.00	\$	7,650.00
HAND RAIL AFIXED TO TOP OF NORTH RETAINING WALL	87	LF	\$	50.00	\$	4,350.00
4 FT HIGH RAILING AFIXED TO TOP OF BULKHEAD	58	LF	\$	70.00	\$	4.050.00
RETAINING WALL	30	LI .	1	70.00	ş	4,060.00
REPLACE WOODEN PICKET FENCE	114	LF	\$	50.00	\$	5,700.00
ALLOWANCE FOR COMPACTION TESTING AS DIRECTED	1	LS	\$	6,000.00	\$	5,000.00
Road Sections (8,474 SF OR 942 SY)			100			
ASPHALT SURFACE COURSE 1.5 INCHES	82	TN	\$	95.00	\$	7,785.63
ASPHALT BASE COURSE 4 INCHES	219	TN	\$	90.00	\$	19,668.96
GRADED AGGREGATE SUBBASE (GAB) 10.5 INCHES	574	TN	\$	45.00	\$	25,815.51
ASPHALT STABILIZATION FABRIC 1 LAYER	9,182	SF	\$	1.00	\$	9,182.00
NO. 2 OR NO. 3 STONE 4 INCHES	219	TN	\$	45.00	\$	9,834.48
TENSAR TRIAX 1 LAYER - 1 ROLL EQUALS 3227 SF	3	EA. ROLL	\$	868.00	\$	2,604.00
Driveway Sections (3,927 SF OR 436 SY)					7	
ASPHALT SURFACE COURSE 1.5 INCHES	38	TN	\$	95.00	\$	3,603.54
ASPHALT BASE COURSE 4 INCHES	101	TN	\$	90.00	\$	9,103.68
GRADED AGGREGATE SUBBASE (GAB) 10.5 INCHES	266	TN	\$	45.00	\$	11,948.58
ASPHALT STABILIZATION FABRIC 1 LAYER	3,927	SF	\$	1.00	\$	3,927.00
NO. 2 OR NO. 3 STONE 4 INCHES	101	TN	\$	45.00	\$	4,551.84
TENSAR TRIAX 1 LAYER - 1 ROLL EQUALS 3227 SF	2	EA. ROLL	\$	868.00	\$	1,736.00
RAISE 3 MANHOLES TO FINISHED GRADE	3	EA.	\$	750.00	\$	2,250.00
ADJUST FIRE HYDRANT	1	EA.	\$	750.00	\$	750.00
ADJUST VALVE COVERS (WATER AND SEWER)	7	EA.	\$	400.00	.\$	2,800.00
RAISE PEDESTAL	1	LS	\$	750.00	\$	750.00
CURB INLET	1	EA.	\$	4,800.00	\$	4,800.00
12" HDPE CULVERT PIPES UNDER DRIVEWAYS/RAMPS	129	LF	\$	40.00	\$	5,160.00
24" HDPE PIPE	160	<u>L</u> F	\$	75.50	\$	12,080.00
4" HDPE PIPE	24	LF	\$	20.00	\$	480.00
FURNISH AND INSTALL 1 36" BOX CULVERT/INLET/PIPE + ROAD REPAIR	1	L\$	\$	130,000.00	\$	130,000.00
FIRST LAW INCOMES AND			-		\$	354,641.22
SIDEWALKS INSTALLATION (2,417 SF)	SAME OF STREET	AND SAN	3000	CAN AND THE	00000	R_{-1}
BRICK SIDEWALK (S' WIDE)	2417	SF	\$	25.00	\$	60,425.00
CONCRETE SIDEWALK / GARAGE DRIVEWAY	1326	SF	\$	7.50	\$	9,945.00
CONCRETE CURB AND GUTTER	646	<u>L</u> F	\$	17.00	\$	10,982.00
			-		\$	81,352.00
CUR TOTAL			-			
SUB-TOTAL			-		\$	567,921.22
20% CONTINGENCY			-		\$	113,584
GRAND TOTAL					\$	681,505

